



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA Monday, March 9, 2020 6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the **February 10, 2020** Planning Commission Meeting Minutes
Approval of the **February 18, 2020** Planning Commission Workshop Minutes
Approval of the **March 6, 2020** Pre-Planning Commission Minutes

IV. PUBLIC HEARING-CONSENT ITEMS

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. PC19-1212PSU, Preliminary Plat, Kellerton Land Bay B

The Applicant is requesting approval for a revision to the previously approved preliminary plat for Land Bay B of the Kellerton Planned Neighborhood (PND) located on the north and south side of Rocky Springs Road and east and west of Yellow Springs Road. (NAC #1) (Brown)

V. CONTINUANCES:

B. PC19-1222FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan

The Applicant is requesting a 90 day continuance to the June 8, 2020 Planning Commission meeting. (NAC #12) (Kelly)

VI. MISCELLANEOUS:

C. PC13-195-03PND, Architectural Review, Kellerton

The Applicant is requesting approval of the architectural elevations for the neotraditional, single-family, detached dwelling units and the attached villa units within the Kellerton Planned Neighborhood Development (PND) located on the north and south side of Rocky Springs Road and east and west of Yellow Springs Road. **(NAC#1) (Brown)**

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

D. PC19-1293FSI, Final Site Plan, 311 W. South Street Condominium

The Applicant is requesting approval of a previously approved staff level/minor site plan for the construction of a two-family dwelling unit at 311 W. South Street.

The Applicant is also requesting modifications to Section 601, Table 601-2 of the of the Land Management Code (LMC) entitled, *Separation Standards*, and Section 803(g), *Residential Driveways and Parking Areas*. **(NAC #11) (Brown)**

E. PC19-1281ZTA, Zoning Text Amendment, Section 404, Table 404-1, Professional Business (PB) District

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 404, Table 404-1 of the Land Management Code (LMC) entitled, *The Use Matrix*, for the purposes of adding “Electronic Components Manufacturing and Processing” and “Electronic Equipment, Assembly Production” as permitted principal uses in the Professional Business (PB) zoning district. **(Collard)**

F. PC20-116ZMA, Zoning Map Amendment, 48 E. Patrick Street

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone, thereby reinstating the Downtown Commercial/Residential (DB) zoning district while maintaining the Historic Preservation Overlay (HPO).

This is the first of two required public hearings. (NAC #11) (Collard)

G. PC20-117ZMA, Zoning Map Amendment, 54 E. Patrick Street

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone thereby reinstating the Downtown Commercial/Residential (DB) zoning district while maintaining the Historic Preservation Overlay (HPO).

This is the first of two required public hearings. (NAC #11) (Collard)

H. PC20-102ZMA, Zoning Map Amendment, 100 and 102 E. Patrick Street

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone thereby reinstating the Downtown Commercial/Residential (DB) zoning district while maintaining the Historic Preservation Overlay (HPO) and the Carroll Creek Overlay (CCO).

This is the first of two required public hearings. (NAC #11) (Collard)

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.